



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
JUNE 3, 2004  
APPROVED MINUTES**

**PRESENT:** Wayne Ecton, Council Member  
E.L. Cortez, Vice Chairman  
David Gulino Commission Member  
Michael D'Andrea, Design Member  
Anne Gale, Design Member  
Jeremy Jones, Design Member  
Michael Schmitt, Design Member

**STAFF:** Randy Grant  
Tim Curtis  
Bill Verschuren  
Al Ward

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:00 p.m.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**OPENING STATEMENT**

**COUNCILMAN ECTON** read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

**MINUTES APPROVAL**

May 20, 2004 DRB Minutes

**COUNCILMAN ECTON** stated that two members' were not at the last meeting. He inquired if it was proper for them to vote on the minutes. Mr. Grant replied that if they were uncomfortable they could chose to not vote, but it is okay for them to vote.

**VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE MAY 20, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

10-PP-2004	DC Ranch Parcel T 7 Preliminary Plat 10101 E Thompson Peak Parkway Wood/Patel, Engineers
135-DR-1989#3	North Scottsdale United Methodist Church Site Plan & Elevations 11735 N Scottsdale Rd Glasco-Bedrin Architects, Inc.,
3-DR-2004	Chick-Fil-A (Northsight) Site Plan & Elevations 14900 N Pima Road Norman Engineering Group, Engineers
26-DR-2004	Scottsdale Professionals On Shea Site Plan & Elevations NEC Shea & 85 <sup>th</sup> Place Palmer Architects Inc.

**MR. CURTIS** presented 26-DR-2004 as per the project coordination packet. He explained during the study session there were some questions regarding the building colors. The applicant is proposing two color schemes for the building one gray and one more brown. The confusion is regarding where exactly the colors will be located on the building. The building elevations that were submitted don't address how both of the color schemes would work.

**BRAD GRAHAM**, Palmer Architects, 4147 N. Goldwater Blvd., discussed the intent of the color scheme. There are two color schemes for six buildings. Three will be gray and three will be brown. The reason for the two schemes is to make the buildings appear more residential.

**APPROVED 6/17/04 - bdf**

**MR. D'ANDREA** inquired if there were any monument signs planned for the roadway. Mr. Graham stated one monument sign is planned for the roadway and all other signs will be within the development. Mr. D'Andrea inquired if that was part of the packet. Mr. Graham replied the signage has not been developed. Mr. Grant explained that typically the DR Board does not see the signs.

**MR. D'ANDREA MOVED TO APPROVE CASE 10-PP-2004 WITH THE REVISED STIPULATIONS AND WITH THE ADDED STIPULATION THAT THE GATES COME BACK FOR BOARD REVIEW. CASE 135-DR-1989#3. CASE 3-DR-2004 WITH THE ADDED STIPULATION THAT THE BAMBOO IS REMOVED FROM THE BUILDING. CASE 26-DR-2004. SECOND BY MR. JONES.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

### **REGULAR AGENDA**

95-DR-2003                      New Covenant Lutheran Church – Daycare Center  
Site Plan & Elevations  
15152 N Frank Lloyd Wright Boulevard  
Roberts/Jones Associations Inc.,  
Architect/Designer

**MR. WARD** presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**MR. JONES** commented that he would be interested in Ms. Gale's comments about the yellow color. The yellow color appears to be lighter and somewhat out of character with the other range of colors. He requested information on how they are meeting the Health Department requirements for sick children and how they are providing food for kids.

**JONATHAN PEIFFER**, Roberts Jones Associates Inc., 2525 E. Arizona Biltmore Circle, Phoenix, AZ, reported this project does meet the State health requirements for children. He further reported that he met with a staff member at the Arizona Department of Health and showed him the drawings and there were no real issues. He further reported there will be no food served because this is a split shift program with morning and afternoon sessions. He explained the sick children will be held in the office and isolated from the other children until their parents come and pick them up.

He stated that they would be willing to mute the yellow canopies. He explained the purpose of the color scheme is to provide a sense of place to each of the classrooms so the children coming would be able to associate color with their

**APPROVED 6/17/04 - bdf**

space. The primary colors were used to introduce fun to the kids. He reported they would be open to muting the colors if necessary.

**MR. JONES** remarked the use of the yellow is fine his concern was regarding the shade because it is paler than the other colors. He complimented the architect on having a color strategy and using color creatively to help define the buildings.

**MS. GALE** stated she would agree. She further stated that if it were a curry yellow it would be quite wonderful with these colors but it is not in harmony with the other punch out colors. She inquired about the color of the church. Mr. Peiffer replied the color of the church is brown masonry. He stated the existing church is very boxy and one of their goals is to introduce a little fun for the kids on the other side of the campus. Ms. Gale stated she likes where they are going but felt it could be improved with cooler colors and a nice rich curry yellow that has some authority. Don't skimp on the authority of the yellow.

**COUNCILMAN ECTON** remarked it sounds as if the Board agrees the colors need a little more work. He stated it is great that they are looking at using some attractive colors and brightening it up.

**MR. D'ANDREA** inquired if the doors on the southeast side would be used as a secondary exit. Mr. Peiffer explained that those doors have been eliminated from the design. They are not required by code because of the size of the classrooms. Mr. D'Andrea inquired when they do that what happens to the canopies and the windows that are shown on that elevation. Mr. Peiffer replied the canopy will remain and the windows will be centered under the canopies.

Mr. D'Andrea inquired if they would be using a top turf walkway around the play structure. Mr. Peiffer stated that has not been fully discussed and is something they will work on with the designer of the play structure.

Mr. D'Andrea complimented them on the project noting it is a fun building. He stated they may want to include a drinking fountain on the exterior. Mr. Peiffer replied there is one.

**COUNCILMAN ECTON** stated he thought the picture of the fence probably did not do it justice because with the bars it looks like the kids are in jail. He further stated he would hope the fence would be more attractive. Mr. Peiffer explained that the fence panels are designed to be removable so that as funds become available they will design art panels to replace those fences.

**MR. SCHMITT** stated that this is an exciting project. He commended them on their efforts. He further stated that he observed that in organizing this site they moved a significant amount of parking and it is quite a distance from the sanctuary. Mr. Peiffer stated they have done a master plan with the

congregation that looks at the future development. As the site is developed there will be a future sanctuary and there are plans to enhance courtyard that would allow for more outdoor events.

Mr. Schmitt stated the inverted canopies don't appear to provide much solar benefit to that side of the building. He further stated that he would presume there is a provision to catch water and drain it away from the building. Mr. Peiffer stated with regard to the canopies the way the site plan is oriented it is a little misleading, that side of the building mainly faces north and the doors are recessed and that provides additional protection. With regard to drainage, they have a detail that will drain that. He explained how that would occur. He reported this would be submitted through the City of Scottsdale Green Building program so they are doing strategies to save water, to conserve energy, and mainly to provide a healthy indoor quality for the children.

Mr. Schmitt stated that he saw a sketch of the playground canopy and there might be an opportunity to use more of a whimsical curved canopy that might be more appropriate with the rest of the architecture. Mr. Peiffer stated he would agree and given the opportunity that would be something he would like to explore.

**MR. JONES MOVED TO APPROVE CASE 95-DR-2003 IN RECOGNITION OF THE SUPERIOR DESIGN QUALITY WITH THE COMMENT THAT THE COLORS CONTINUE TO BE FURTHER REFINED AND MADE MORE HARMONIOUS NOTING THEY DID NOT NEED TO BE BROUGHT BACK TO THE BOARD. SECOND BY MR. SCHMITT.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:40 p.m.

Respectfully Submitted

"For the Record" Court Reporters

**APPROVED 6/17/04 - bdf**